

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/18/2005 and recorded in Book 5988 Page 01089 Document 2005-0117979 real property records of Collin County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 11/01/2016

Time: 10:00 AM

Place: Collin County Courthouse, Texas, at the following location: SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by DEIDRA MORGAN, provides that it secures the payment of the indebtedness in the original principal amount of \$156,650.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and RESIDENTIAL CREDIT SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o RESIDENTIAL CREDIT SOLUTIONS, INC. , 4282 N. Freeway, Fort Worth, TX 76137 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

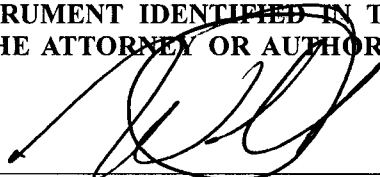
6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint MITCH JORDAN, BOB DICKERSON, PHILLIP PIERCEALL, CRAIG MUIRHEAD, CLAY GOLDEN, DOUG RODGERS, WENDY LAMBERT, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, TERRY WATERS, ROBERT AGUILAR, FREDERICK BRITTON, BRADLEY ROSS, EVAN PRESS, MATT HANSEN, WES WEBB, MICHAEL W. ZIENTZ, L. KELLER MACKIE, CARL NIENDORFF, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



MITCH JORDAN, BOB DICKERSON, PHILLIP PIERCEALL,
CRAIG MUIRHEAD, CLAY GOLDEN, DOUG RODGERS,
WENDY LAMBERT, ROSS BANDY, TRAVIS KADDATZ, TROY
ROBINETT, TERRY WATERS, ROBERT AGUILAR, FREDERICK
BRITTON, BRADLEY ROSS, EVAN PRESS, MATT HANSEN,
WES WEBB, MICHAEL W. ZIENTZ, L. KELLER MACKIE, CARL
NIENDORFF, TRACEY MIDKIFF, KRISTEN WALL, Donna
Stockman or David Stockman
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am Wes Webb whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on 9-26-16 I filed this Notice of Foreclosure Sale at the office of the Collin County Clerk and caused it to be posted at the location directed by the Collin County Commissioners Court.

Certificate of Posting


FILED
2016 SEP 26 PM 3:26
STACEY KEMP
COLLIN COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: 

Exhibit A

BEING part of Lot 5 in Block 3 of Allenwood Estates, First Installment, an Addition to the City of Allen, COLLIN County, Texas, according to the map thereof recorded in Volume 3, Page 83, of the Map Records of COLLIN County, Texas, and being the same tract of land described in a deed to James David Kerr and wife, Nancy Jean Kerr, of record in County Clerk's File No. 96-0068511, Deed Records of said County, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set for corner in the North right of way line of Keith Drive, at the Southwest corner of said Lot 5;

THENCE North 02 degrees 23 minutes 20 seconds East along the West boundary line of said Lot 5, a distance of 234.32 feet to an iron pin found for corner at the Southwest corner of a tract of land described in a deed to Ramon Helton of record in Volume 798, Page 726, Deed Records of COLLIN County, Texas;

THENCE South 79 degrees 17 minutes 07 seconds East along the West boundary line of said Helton tract, a distance of 34.53 feet to a 5/8 inch iron rod set for corner at the Southeast corner thereof;

THENCE North 19 degrees 33 minutes 26 seconds East along the East boundary line of said Helton tract, a distance of 20.80 feet to a 5/8 inch iron rod set for corner at the Northeast corner thereof and being in the Northeast boundary line of said Lot 5;

THENCE South 64 degrees 46 minutes 40 seconds East along the Northeast boundary line of said Lot 5, a distance of 153.70 feet to a 5/8 inch iron rod set for corner at the Northeast corner of said Lot 5;

THENCE South 03 degrees 07 minutes 40 seconds East along the East boundary line of said Lot 5, a distance of 175.03 feet to a 5/8 inch iron rod found for corner at the Southeast corner thereof and being in the North right-of-way line of said Keith Drive;

THENCE South 86 degrees 52 minutes 20 seconds West along the North right-of-way line of said Keith Drive, a distance of 159.47 feet to a 5/8 inch iron rod set for corner at an angle point;

THENCE North 87 degrees 36 minutes 40 seconds West along the North right-of-way line of said Keith Drive, a distance of 40.05 feet to the PLACE OF BEGINNING and CONTAINING 0.941 acres of land, more or less.